



Meeting Minutes

THOSE PRESENT:

Deputy Mayor Archer
Councillor Nadeau
Councillor Shular
Councillor Neff
Councillor Johnson
Manny Deol, Town Manager
Manjeet Saran, Town Engineer
Sheldon Fuson, Director of Protective Services
Nesen Naidoo, Director of Information Services
Annette Driessen, Director of Community Services
Kristina Vallee, Executive Assistant
Chandra Dyck, Development & Planning Officer
Ryan Edwards, Visual Display
Chuck Dejong, Camera
Graham Long, Drayton Valley Western Review
Kara Dykstra, CIBW Radio
Members of the Public

ABSENT

Mayor Hamdon, Councillor Ebbs

CALL TO ORDER

Deputy Mayor Archer called the meeting to order at 9:01 a.m.

INVOCATION

Pastor Mark Eshelmann from the Ignited Church opened the meeting with a prayer.

1. Additions and Deletions to the Agenda

Additions:

- 7.8 Request from Rotary Club for Return Lane at Thunder in the Valley
- 7.9 Building Canada Fund Grant Application
- 8.A Information Item: January 2009 RCMP Policing Report

2. Adoption of Agenda

RESOLUTION # 16/09

Councillor Neff moved that the agenda for the February 11, 2009, Regular Meeting of Council to be adopted as amended.

CARRIED UNANIMOUSLY

3. Corrections or Amendments:

- 3.1 January 21, 2009 Regular Meeting of Council Minutes
There were no corrections to the minutes.

4. Adoption of:

- 4.1 January 21, 2009 Regular Meeting of Council Minutes

RESOLUTION # 17/09

Councillor Shular moved that Council approve the January 21, 2009 Regular Meeting of Council Minutes as presented.

CARRIED UNANIMOUSLY

5. Delegations:

- 5.1 Mardi Dancey, Rotary Club - Re: Rotary House

Ms. Mardi Dancey of the Rotary Club presented to Council the initiative of a Rotary House in Drayton Valley. The Rotary House would be a home for service agencies in the community to share a location for meeting space and storage of records. There will be an information meeting held on February 17, 2009 at the Town Office.

- 5.2 Rick Hammond, Norm Henze, Mike Ferrey Re: Florescent Tube and Compact Florescent Recycling Proposal

Rick Hammond presented to Council the proposal created for a florescent light recycling program in Town. Norm Henze explained the lighting that Philips provides and how it has low mercury content. Mike Ferrey explained that his business is open seven days a week and retails the Philips lights and will be accepting bulbs for recycling. Council expressed how they think this program is quite beneficial to the community.

6. Public Hearing

- 6.1 Rezoning Bylaw 2008/30/D - Deby Lands

A separate set of minutes were prepared for the public hearing. The public hearing was called to order at 9.28am. The public hearing was adjourned at 9.36am.

7. Decision Items

- 7.1 Rezoning Bylaw 2008/30/D - Deby Lands Second and Third Readings

Councillor Johnson advised that The Town will be receiving approximately 1 acre of land for the development of phase 3 of the affordable housing initiative. As a condition of the subdivision, rezoning of those lands must be completed prior to registration. Council gave first reading to the Rezoning

Bylaw 2008/30/D at the December 31st regular meeting of Council for the rezoning of the parcels from R1-A (Low Density Residential) to R4 (High Density Residential). A Public Hearing was held earlier this morning, following advertising in the Western Review, as described by the MGA, and notice provided to adjacent property owners.

RESOLUTION #18/09

Councillor Johnson moved that Town Council give Second Reading to Bylaw 2008/30/D.

Councillor Shular moved that Bylaw 2008/30/D be tabled and give Council time to meet with residents to discuss their concerns.

CARRIED UNANIMOUSLY

7.2 Subdivision of Portion NE8-49-7-W5M - Deby Lands

Councillor Nadeau advised that the Town will be receiving approximately 1 acre of land for the development of phase 3 of the affordable housing initiative. The lands are generously being donated to the Town of Drayton Valley by the Deby family and must be subdivided from the entire parcel in order for development to proceed.

The application was circulated by West Central Planning Agency in the usual way and no objections from neighbours or referral agencies have been received. Therefore, Administration is recommending that the subdivision be approved, subject to the conditions attached.

RESOLUTION #19/09

Councillor Nadeau moved that this item be tabled.

CARRIED UNANIMOUSLY

7.3 Subdivision Extension - Glenbow Phase 3

Councillor Shular advised that we have received notice on January 29, 2009, from G & D Land Company, requesting a further subdivision extension for another year.

It is the recommendation of Administration that an extension for the period of one year be granted, which would total an approval period of 3½ years. Administration recommends that this extension be granted with the stipulation that it will be the final extension of time; should one year prove to be inadequate time, a new subdivision application must be made and submitted to Council.

Chandra Dyck provided background information to Council.

RESOLUTION #20/09

Councillor Shular moved that Council approve a one year extension for Subdivision Application DV/06/10 to February 10, 2010, with no further extension.

CARRIED UNANIMOUSLY

7.4 Development Permit DV09-002 Secondary Suite

Councillor Neff advised that we have received Application for the development of a new single family dwelling with a basement suite to be located at 4457 – 40 Street. Pursuant to the Town of Drayton Valley Land Use Bylaw 2007/24/D, a new secondary suite is a discretionary use and therefore requires Council's consideration and approval.

RESOLUTION #21/09

Councillor Neff moved that Council approve Development Permit DV09-002, with the conditions as attached,

1. All those standard development conditions as outlined in Schedule "A" of the Town of Drayton Valley Development Permit that are applicable (attached).
2. Subject to any/all Federal, Provincial or Municipal Permits as required. These may be, but are not limited to, building and/or safety codes permits as required by the Alberta Building Code.
3. Site area shall be fenced/secured to prevent public access for safety during construction.
4. Upon completion of the building the Street/Civic address shall be permanently displayed on the Building so that it is clearly visible for emergency services. During construction civic address shall be temporarily displayed.
5. All landscaping shall be completed to the satisfaction of the Development Officer within one (1) year of completion of the development.
6. The Developer shall not, during construction or after construction, impede, obstruct or change any existing drainage patterns outside of the subject property without prior approval of the Town Engineer.
7. All improvements are to be located subject to the approved Site Plan and Elevation Drawings that accompanied the development permit application (a copy of the site plan and Lot Grading Plan is attached).
8. A Real Property Report (R.P.R.), prepared by an Alberta Land Surveyor, is required to be submitted to the Town Development Officer

- for review against the approved site plan at the foundation stage of the development prior to further commencement of construction.
9. Applicant is required to pay the standard single family dwelling unit off-site levy of \$2,896.00, plus an additional secondary suite off-site levy for one (1) unit in the amount of \$1,050.00, for a total of \$3,946.00 upon 30 days of invoicing.
 10. The common walls/floors between the units shall meet all regulations for fire and building codes.
 11. Applicant is to provide the required three (3) off-street parking stalls.
 12. Applicant is to provide and ensure there is adequate space retained for storage of refuse materials for deposit of refuse on garbage days.
 13. The secondary suite is hereby authorized by the Town of Drayton Valley. As such, Canada Post may, at its discretion, recognize two separate dwelling units (eg. Unit A and Unit B), however no individual street address shall be assigned by the Town.

This Permit becomes effective fourteen (14) days from the Date of Issue (below) provided no appeal is lodged. In the case of an appeal being lodged, the Permit is suspended until such time as the Subdivision and Development Appeal Board renders its decision.

This Permit is valid unless the development permit is suspended or canceled or the development is not commenced within twelve (12) months from the date of permit issue, or carried out with reasonable diligence (unless an extension to the period has previously been granted by the Development Authority or Council)

IN FAVOUR: Deputy Mayor Archer, Councillor Neff, Councillor Nadeau

OPPOSED: Councillors Shular and Johnson

CARRIED

Councillor Johnson would like the referral area expanded for this development application as he believes the housing is dense in this area.

Councillor Nadeau explained that this lot is currently vacant and would be a good asset for the neighbourhood if it was developed.

Chandra Dyck explained that the Land Use Bylaw was reviewed in October 2007 by Council and Council approved the 60 metre radius for referrals.

7.5 Development Permit DV08-216 Secondary Suite

Councillor Johnson advised that we have received Application for the development of a basement suite within the single family dwelling located at

5239 - 44 Avenue. Pursuant to the Town of Drayton Valley Land Use Bylaw 2007/24/D, a new secondary suite is a discretionary use and therefore requires Council's consideration and approval.

Chandra Dyck clarified that this house is existing, and the secondary suite would be new.

RESOLUTION #22/09

Councillor Johnson moved that Council approve Development Permit DV08-216, with the conditions as attached,

- 1) All those standard development conditions as outlined in Schedule "A" of the Town of Drayton Valley Development Permit that are applicable (attached).
- 2) Subject to a fourteen (14) day advertising and appeal period from the Date of Issue. Any activity within this fourteen (14) day appeal period is at the discretion of the Developer.
- 3) Subject to any/all Federal, Provincial or Municipal Permits as required. These may be, but are not limited to, building and/or safety codes permits as required by the Alberta Building Code.
- 4) Obtaining the required plumbing, gas and electrical permits and inspections are the responsibility of the Applicant. The Town of Drayton Valley may require a copy of the plumbing inspection report prior to allowing water and sewer services to be activated.
- 5) Street/Civic Address shall be permanently displayed on the Building so that it is clearly visible for emergency services. During construction civic address shall be temporarily displayed.
- 6) The Developer shall not, during construction or after construction, impede, obstruct or change any existing drainage patterns outside of the subject property without prior approval of the Town Engineer.
- 7) All improvements are to be located subject to the approved Site Plan and Elevation Drawing that accompanied the development permit application (a copy of the site plan is attached).
- 8) Applicant is required to pay an additional off-site levy for one (1) unit in the amount of \$1,050.00 upon 30 days of invoicing.
- 9) The common walls/floors between the units shall meet all regulations for fire and building codes.

- 10) Applicant is to provide the required three (3) off-street parking stalls to the rear of the dwelling(s) as shown on the site plan. Each stall shall be no less than 10' X 20'.
- 11) Applicant is to provide and ensure there is adequate space retained for storage of refuse materials for deposit of refuse on garbage days. Refuse area shall not take up any of the required parking and not encroach into the laneway.
- 12) The secondary suite is hereby authorized by the Town of Drayton Valley. As such, Canada Post may, at its discretion, recognize two separate dwelling units (eg. Unit A and Unit B), however no individual street address shall be assigned by the Town.

This Permit becomes effective fourteen (14) days from the Date of Issue (below) provided no appeal is lodged. In the case of an appeal being lodged, the Permit is suspended until such time as the Subdivision and Development Appeal Board renders its decision.

This Permit is valid unless the development permit is suspended or canceled or the development is not commenced within twelve (12) months from the date of permit issue, or carried out with reasonable diligence (unless an extension to the period has previously been granted by the Development Authority or Council)

**IN FAVOUR: Deputy Mayor Archer, Councillors Neff and Nadeau
OPPOSED: Councillors Shular and Johnson**

CARRIED

Councillor Shular explained that the Land Use Bylaw was approved before this current Council and this Council was unable to provide feedback for the bylaw, and therefore he will not be supporting this Development Permit.

Councillor Johnson expressed that he is not in favour of any basement suites in Town.

7.6 Development Permit DV08-215

Councillor Neff advised that we have received Application for the development of a basement suite within the single family dwelling located at 4505 – 45 Avenue. Pursuant to the Town of Drayton Valley Land Use Bylaw 2007/24/D, a new secondary suite is a discretionary use and therefore requires Council's consideration and approval.

RESOLUTION # 23/09

Councillor Neff moved that Council approve Development Permit DV08-215 with the conditions attached,

- 1) All those standard development conditions as outlined in Schedule "A" of the Town of Drayton Valley Development Permit that are applicable (attached).
- 2) Subject to a fourteen (14) day advertising and appeal period from the Date of Issue. Any activity within this fourteen (14) day appeal period is at the discretion of the Developer.
- 3) Subject to any/all Federal, Provincial or Municipal Permits as required. These may be, but are not limited to, building and/or safety codes permits as required by the Alberta Building Code.
- 4) Obtaining the required plumbing, gas and electrical permits and inspections are the responsibility of the Applicant. The Town of Drayton Valley may require a copy of the plumbing inspection report prior to allowing water and sewer services to be activated.
- 5) Street/Civic Address shall be permanently displayed on the Building so that it is clearly visible for emergency services. During construction civic address shall be temporarily displayed.
- 6) The Developer shall not, during construction or after construction, impede, obstruct or change any existing drainage patterns outside of the subject property without prior approval of the Town Engineer.
- 7) All improvements are to be located subject to the approved Site Plan and Elevation Drawing that accompanied the development permit application (a copy of the site plan is attached).
- 8) Applicant is required to pay an additional off-site levy for one (1) unit in the amount of \$1,050.00 upon 30 days of invoicing.
- 9) The common walls/floors between the units shall meet all regulations for fire and building codes.
- 10) Applicant is to provide the required three (3) off-street parking stalls to the rear of the dwelling(s) as shown on the site plan. Each stall shall be no less than 10' X 20'.
- 11) Applicant is to provide and ensure there is adequate space retained for storage of refuse materials for deposit of refuse on garbage days. Refuse area shall not take up any of the required parking and not encroach into the laneway.

12) The secondary suite is hereby authorized by the Town of Drayton Valley. As such, Canada Post may, at its discretion, recognize two separate dwelling units (eg. Unit A and Unit B), however no individual street address shall be assigned by the Town.

This Permit becomes effective fourteen (14) days from the Date of Issue (below) provided no appeal is lodged. In the case of an appeal being lodged, the Permit is suspended until such time as the Subdivision and Development Appeal Board renders its decision.

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IN FAVOUR: Deputy Mayor Archer, Councillors Nadeau and Neff
OPPOSED: Councillors Shular and Johnson

Deputy Mayor Archer would like to bring forward Councillors Johnson and Shular's concerns for this item.

7.7 Florescent Tube and Compact Florescent Recycling Proposal/Plan
Councillor Nadeau advised that the use of fluorescent and high intensity discharge (HID) lamps has been steadily increasing in Canada over the past several years. A recent Natural Resources Canada study found that between 50 and 60 million mercury-containing bulbs and fluorescent tubes are sold in Canada each year with the four-foot fluorescent tube accounting for roughly 75 percent of the Canadian market.

In late 2008, Rick Hammond from BjElectric and Norman Henze from Phillips approached administration with an idea on how the Town of Drayton Valley could become a "show case" community by reducing energy consumption and diverting mercury from our landfill. The idea was simply "to become a show case community by establishing a local supplier of ALTO® low mercury lamps, a means of recycling the old lamps and educating the community regarding lighting choices."

With a local supplier identified and businesses such as Kal-Tire, the Co-operators and Apex Monarch already making the switch to Phillips low mercury lamps with ALTO® technology, the Town was approached to help with the establishment of a recycling program that would divert mercury from the landfill. Administration is currently working with the local supplier to establish locations where lamps could be set-aside for recycling; the Aspen Waste Facility has been identified as a potential location for collection.

RESOLUTION # 24/09

Councillor Nadeau moved that Council supports the use of low mercury Philips ALTO® Lighting Technology in all Town facilities;
that Council agrees to provide appropriate inside storage space at the Aspen Waste Facility to accommodate a maximum of four (4) cardboard storage drums;
that Council agrees to assist with recycling costs of florescent tubes and compact florescent lamps for 2009 to an amount not exceeding \$2400.00, providing that transportation to and from ProEco remains the responsibility of the local supplier, Apex Monarch.

Councillor Neff amended the motion that the lights will be changed out as needed in Town facilities.

Councillor Nadeau accepted Councillor Neff's friendly amendment.

CARRIED UNANIMOUSLY

7.8 Rotary Request for Return Lane at Thunder in the Valley

Councillor Shular advised that the Rotary Club of Drayton Valley presented to Council at the January 31, 2009, Regular Meeting of Council the request for funding from the Town towards a return lane at the airport for the annual Thunder in the Valley drag racing event.

The request is for the Town of Drayton Valley to contribute \$33,836.75 towards the supply and installation of the asphalt pavement. As we may have paving projects occurring in Town at the same time, the Town may be able negotiate a better price on the asphalt paving.

Brazeau County was approached with the same request from Rotary and has approved the funding.

RESOLUTION # 25/09

Councillor Shular moved that Council approve to contribute up to \$33,836.75 toward the supply and installation of the asphalt pavement for the return lane at the Drayton Valley Municipal Airport for the annual Thunder in the Valley Drag Races.

CARRIED UNANIMOUSLY

Council explained how they support this initiative as the Rotary Club gives so much back to our community.

7.9 Building Canada Fund Grant Application

Councillor Neff advised that recently the Province and Federal government has announced the Building Canada Fund Communities component. The

funding formula is based on cost sharing by one third for each level of government, ie: Federal, Provincial and Municipal.

The maximum cap on funding is \$3 million federal and \$3million provincial. To maximize the grant, administration is proposing to apply for the new Water Treatment Plant expansion for a total project cost of \$11,421,000.

The funding program also allows municipalities to use other provincial grant funding as its share of the funding for example, the Alberta Municipal Water/Wastewater Partnership Program funding has already been approved for this project.

This project was previously applied for under the CAMRIF Program, but due to shortages of funding the grant was not approved. The projects that were not funded through the CAMRIF Program will be given due consideration as per the letter from the Federal and Provincial Co-Chair.

The application deadline is March 15, 2009, and a Council resolution is needed to authorize the project and applying for the grant.

RESOLUTION # 26/09

Councillor Neff moved that Council approve the new Treatment Plant expansion project and authorize administration to make the application for the grant through the Canada - Alberta Building Canada Fund - Communities component.

CARRIED UNANIMOUSLY

8.A Information Item

January 2009 RCMP Policing Report

RESOLUTION # 27/09

Councillor Nadeau moved that Council accept the above item as information.

CARRIED UNANIMOUSLY

8. Department Reports:

8.1 Development & Planning

Ms. Dyck had nothing further to report.

8.2 Engineering & Transportation

Mr. Saran had nothing further to report.

8.3 Community Services & FCSS

Ms. Driessen provided an update on the events and activities in her departments.

8.4 Protective Services

Mr. Fuson reported that the Gord Chammen, the Bylaw Enforcement Officer has been quite busy, especially dealing with sidewalks clean up. He reminded everyone of the Family Day function at the Aspen Waste Facility this Sunday.

8.5 Information Services & Economic Development

Mr. Naidoo informed everyone that he has received an inquiry from Tim Horton's. The MacKenzie Conference Centre Grand Opening is scheduled for May 14, 2009. Mr. Naidoo advised of upcoming events occurring in the community and at the conference centre.

8.6 Administration

Mr. Deol had nothing further to report.
Council welcomed Mr. Deol back and thanked Mr. Fuson for filling in for him.

9. Councillor Reports:

9.1 Councillor Ebbs

Councillor Ebbs was absent.

9.2 Councillor Shular

Councillor Shular attended the following meetings:
Pembina Education Consortium Meeting
GAER Meeting
Bio-Initiative Meeting in Edmonton
Teleconferences with Federal Government re: Bio-Mile

9.3 Councillor Neff

Councillor Neff has been working on the Memorandum of Understanding for Family School Liaison.
She thanked administration for hosting a great Christmas Party last month.

9.4 Councillor Johnson

Councillor Johnson attended the following meetings:
ECDC Operating Board
Aspen Waste Management Authority

9.5 Councillor Nadeau

Councillor Nadeau attended the ECDC Operating Board. She will be participating in the next delegation to Lushoto.

9.6 Deputy Mayor Archer

Deputy Mayor Archer was impressed with Town Christmas Party and conference facility.
Deputy Mayor Archer attended the following meetings:
Library Board Meeting
FCSS Board Meeting
55+ Club Board Meeting
Aspen Waste Management Authority Meeting

10. Adjournment

RESOLUTION # 28/09

Councillor Neff moved that Council adjourn the February 11th, 2009, Regular Meeting of Council at 10.37am.

CARRIED UNANIMOUSLY

MAYOR

CHIEF ADMINISTRATIVE OFFICER